

Station Area Planning Fact Sheet

The station area planning effort takes initial direction from the Neighborhood Plans, existing conditions and other applicable plans and policies. **Background reports** summarizing this information have been completed (available at www.cityofseattle.gov/monorail) and will help community members and planners begin to identify and assess what opportunities are presented with the arrival of the Monorail. **Urban Design Assessments** will identify key opportunities to realize community visions as

articulated in Neighborhood Plans and community meetings. These Urban Design Assessments will be discussed with each neighborhood in the Fall of 2003, revised and prioritized per community feedback. Finally, **Station Area Action Plans** will identify recommended policy and investment options to realize the prioritized opportunities. These are scheduled to be complete in mid 2004.

Glossary of terms:

Development capacity the amount of development a specific area could sustain, given current zoning and other applicable land use regulations.

Land use describes the general use and function of a parcel of land, i.e. housing, commercial, entertainment, institutional, recreational.

Mixed Use refers to a combination of land uses in one building or parcel - e.g. a multi-story building with retail at the ground level and residential units above.

Monorail guideway the structure that will carry the monorail above earth or water, composed of beams and supporting structures.

Overlay zoning requirements in addition to underlying zoning that can be added to a defined geographic area in order to “conserve and enhance The City of Seattle’s unique natural marine and mountain setting and its environmental and topographic features; to preserve areas of historical note or architectural merit; to accomplish City policy objectives for specific areas; to assist in the redevelopment and rehabilitation of declining areas of the City; to balance the needs of Major Institution development with the need to

preserve adjacent neighborhoods; and to promote the general welfare by safeguarding such areas for the future use and enjoyment of all people.(Seattle Municipal Code 23.59.010)”

<i>Placemaking</i>	creating attractive public spaces with a memorable character that emphasize the unique circumstances of setting, a mix of uses, landscape, views, and history.
<i>Station Area Planning</i>	identification of opportunities and implications presented by a rapid transit station and, suggested actions to best integrate the station and transportation system into the surrounding built environment and future use patterns of community members.
<i>Streetscape</i>	the visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc. The scene as may be observed along a public street composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.
<i>Zoning</i>	the classification of allowable land use by a government.

Contact information:

Ethan Melone Monorail Program Manager Tel: 206.684.8066 ethan.melone@seattle.gov	Vanessa Murdock Station Area Planning Lead Tel: 206.733.9271 vanessa.murdock@seattle.gov	David Graves Station Area Planner - Crown Hill to 5 th & Stewart Tel: 206.684.3897 david.graves@seattle.gov	Scott Dvorak Station Area Planner - Morgan Junction to 2 nd & Pike Tel: 206.684-3139 scott.dvorak@seattle.gov	Michael Graubard Communications & Community Involvement Lead Tel: 206.684-5049 michael.graubard@seattle.gov
--	--	---	---	--